



Recording requested by:

RECORDING REQUESTED BY  
FIRST AMERICAN TITLE COMPANY  
SUBDIVISION DEPARTMENT

DOCUMENTARY TRANSFER TAX = \$0.00  
NO CONSIDERATION

And when recorded, mail to:

SURVEYOR

City of Riverside  
Public Works Department  
3900 Main Street  
Riverside, California 92522

Project: P04-1435 Parcel A  
APN: 135-230-001  
Address: 3615 Buchanan

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	1		5						
A	R	L				COPY	LONG	REFUND	NCHG
									EXAM

LL-P04-1435

19

CITY OF RIVERSIDE  
CERTIFICATE OF COMPLIANCE  
FOR LOT LINE ADJUSTMENT



Property Owner(s): SOUTH COAST INVESTMENT PROPERTIES, LLC, a Nevada Limited Liability Company

Pursuant to Section 66412 of the Government Code of the State of California and Section 18.37 of the Riverside Municipal Code, a Certificate of Compliance for Lot Line Adjustment is hereby issued creating the ONE parcel(s) of real property located in the City of Riverside, County of Riverside, State of California, as described in Exhibit "A" attached hereto and incorporated herein by this reference, and which parcel(s) comply with the California Subdivision Map Act and Title 18 of the Riverside Municipal Code.

**THE ISSUANCE OF THIS CERTIFICATE OF COMPLIANCE DOES NOT SUPERSEDE, MODIFY OR AFFECT ANY REQUIREMENTS OF THE BUILDING OR ZONING REGULATIONS OF THE CITY OF RIVERSIDE.**

ZONING ADMINISTRATOR  
CITY OF RIVERSIDE

KEN GUTIERREZ  
PLANNING DIRECTOR

By: 7/7/05  
PRINCIPAL PLANNER DATE

GENERAL ACKNOWLEDGEMENT

State of California

County of Riverside

ss

On January 7, 2005, before me Francisca Andrade  
(date) (name)

a Notary Public in and for said State, personally appeared:

John A. Swiecki

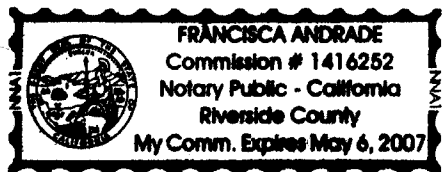
Name(s) of Signer(s)

☒ personally known to me -OR ☐ proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity~~(ies)~~, and that by his/~~her/their~~ signature~~(s)~~ on the instrument the person~~(s)~~, or the entity upon behalf of which the person~~(s)~~ acted, executed the instrument.

WITNESS my hand and official seal.

Francisca Andrade

Signature



OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

- ( ) Attorney-in-fact  
( ) Corporate Officer(s)

Title \_\_\_\_\_

Title \_\_\_\_\_

- ( ) Guardian/Conservator  
( ) Individual(s)  
( ) Trustee(s)  
( ) Other

- ( ) Partner(s)  
( ) General  
( ) Limited

The party(ies) executing this document is/are representing:

- EXHIBIT 'A' -

**LOT LINE ADJUSTMENT**  
**LEGAL DESCRIPTION**

THOSE PORTIONS OF LOTS 5 AND 12, OF BLOCK 51 OF THE LANDS OF THE RIVERSIDE LAND AND IRRIGATION COMPANY, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN ON BOOK 1, PAGE 70 OF MAPS, AS CONVEYED IN A "JOINT TENANCY GRANT DEED", RECORDED OCTOBER 26, 1954, IN BOOK 1646, PAGE 38 OF OFFICIAL RECORDS, AND IN A "JOINT TENANCY GRANT DEED", RECORDED APRIL 26, 1962, AS INSTRUMENT NO. 38480 OF OFFICIAL RECORDS, ALSO AS SHOWN ON A RECORD OF SURVEY FILED IN BOOK 36, PAGE 75 OF RECORDS OF SURVEY, ALL IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**PARCEL "A"**

ALL OF THAT LAND CONVEYED IN SAID "JOINT TENANCY GRANT DEED", RECORDED IN BOOK 1646, PAGE 38, OF OFFICIAL RECORDS.

**TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL OF LAND:**

**BEGINNING** AT THE MOST SOUTHERLY CORNER OF SAID "JOINT TENANCY GRANT DEED", RECORDED APRIL 26, 1962, AS INSTRUMENT NO. 38480;

THENCE NORTHEASTERLY ALONG THE SOUTHERLY BOUNDARY OF SAID DEED NORTH 56°01'00" EAST 181.08 FEET TO THE **TRUE POINT BEGINNING**;

THENCE LEAVING SAID SOUTHERLY BOUNDARY NORTH 33°46'00" WEST 65.00 FEET TO THE NORTHERLY BOUNDARY OF SAID DEED;

THENCE NORTHEASTERLY, SOUTHEASTERLY AND SOUTHWESTERLY ALONG THE BOUNDARY OF SAID DEED THE FOLLOWING COURSES:

NORTH 56°01'00" EAST 154.00 FEET;  
SOUTH 33°46'00" EAST 65.00 FEET;  
SOUTH 56°01'00" WEST 154.00 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 2.746 ACRES, MORE OR LESS.

ALSO AS SHOWN ON EXHIBIT "B", ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS AND RIGHTS-OF-WAY OF RECORD, IF ANY.



PREPARED BY: THE KEITH COMPANIES  
UNDER THE DIRECTION OF:

*Kathleen S. Tetreault*

KATHLEEN S. TETREAULT P.L.S. 7297  
MY LICENSE EXPIRES 12/31/2004

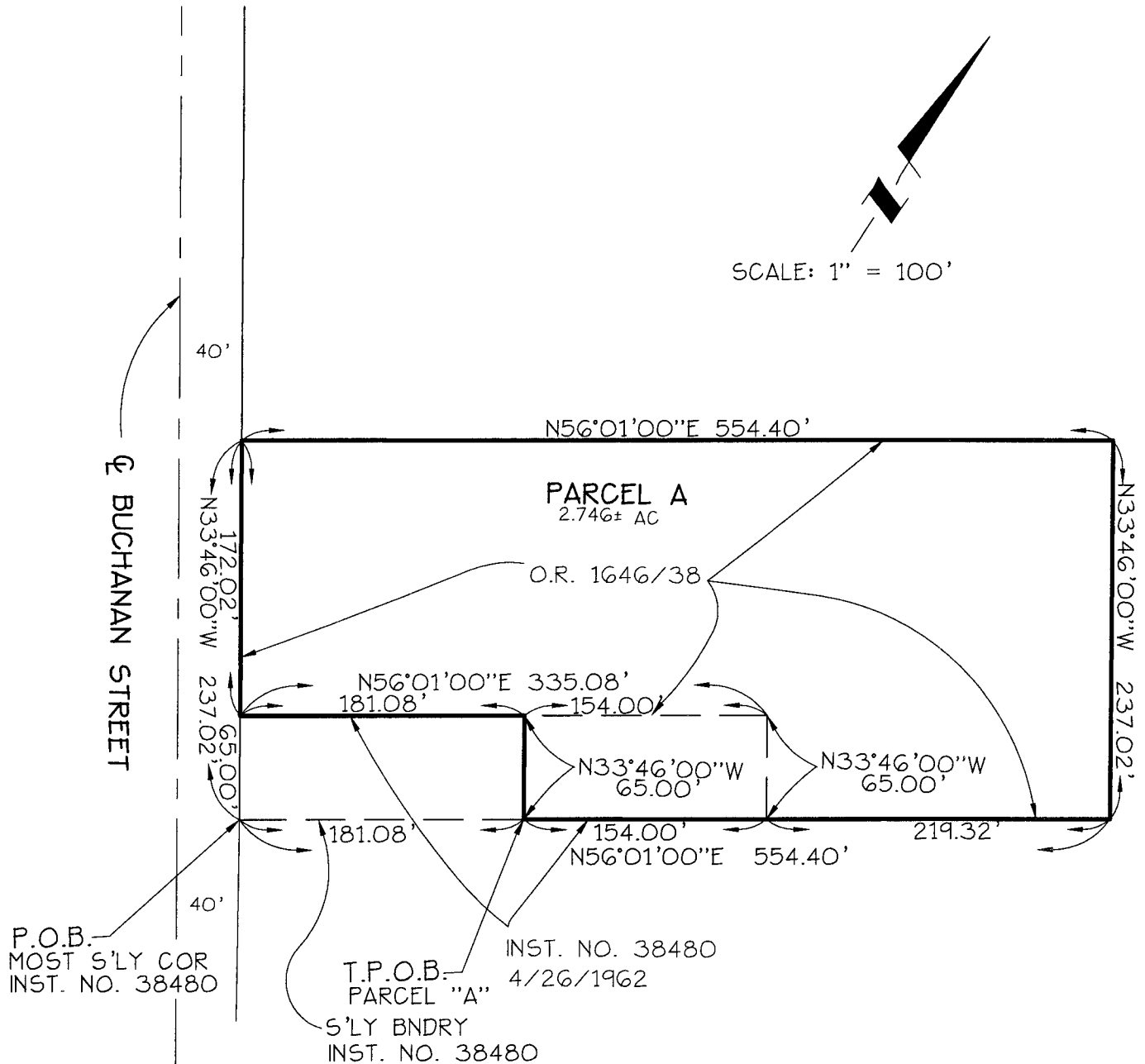
December 20, 2004  
JN: 14225.00.002

DESCRIPTION/APPROVAL:

*Mark S. Brown*  
DATE 1/16/05  
MARK S. BROWN  
CITY SURVEYOR

# EXHIBIT 'B'

A PORTION OF LOTS 5 AND 12, BLOCK 51 OF THE LANDS OF THE RIVERSIDE LAND AND IRRIGATING COMPANY  
IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



THIS EXHIBIT WAS PREPARED  
BY ME OR UNDER MY DIRECTION.

*Kathleen S. Tetraault*  
KATHLEEN S. TETREAULT, P.L.S. 7297  
MY LICENSE EXPIRES 12/31/2004

NOTE:  
THIS EXHIBIT WAS PREPARED USING DEED  
INFORMATION, DUE TO THE INCONSISTENCIES  
BETWEEN THE DEEDS AND R.S. 36/75

**THE KEITH COMPANIES**  
19 TECHNOLOGY DRIVE  
IRVINE, CA 92618  
949.923.6000

93-2  
**TKC**

J.N. 14225.00.002

DATE: 12/20/2004

LL-P04-1435

RECORDER  
P.O. BOX 751  
RIVERSIDE, CA 92502-0751  
(909) 486-7000

GARY L. ORSO  
COUNTY OF RIVERSIDE  
ASSESSOR-COUNTY CLERK RECORDER

NOTARY CLARITY

UNDER THE PROVISION OF GOVERNMENT CODE 27361.7, I CERTIFY  
UNDER THE PENALTY OF PERJURY THAT THE NOTARY SEAL ON THE  
DOCUMENT TO WHICH THIS STATEMENT IS ATTACHED READS AS  
FOLLOWS:

NAME OF NOTARY: Francisca Andrade

COMMISSION #: 1416252

PLACE OF EXECUTION: Riverside

DATE COMMISSION EXPIRES: 5-6-07

DATE: 2-3-05

SIGNATURE: V. Elizalde

PRINT NAME: V. Elizalde



Recording requested by:

RECORDING REQUESTED BY  
FIRST-AMERICAN TITLE COMPANY  
SUBDIVISION DEPARTMENT

DOCUMENTARY TRANSFER TAX = \$0.00  
NO CONSIDERATION

And when recorded, mail to:

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City of Riverside  
Public Works Department  
3900 Main Street  
Riverside, California 92522

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A	R	L			COPY	LONG	REFUND	NCHG	EXAM

Project: P04-1435 Parcel B

APN: 135-230-002

Address: 3595 Buchanan

LL-P04-1435

19

CITY OF RIVERSIDE  
CERTIFICATE OF COMPLIANCE  
FOR LOT LINE ADJUSTMENT



Property Owner(s): JOHN R. DOBYAN and MARILYN W. DOBYAN, husband and wife as joint tenants.

Pursuant to Section 66412 of the Government Code of the State of California and Section 18.37 of the Riverside Municipal Code, a Certificate of Compliance for Lot Line Adjustment is hereby issued creating the ONE parcel(s) of real property located in the City of Riverside, County of Riverside, State of California, as described in Exhibit "A" attached hereto and incorporated herein by this reference, and which parcel(s) comply with the California Subdivision Map Act and Title 18 of the Riverside Municipal Code.

**THE ISSUANCE OF THIS CERTIFICATE OF COMPLIANCE DOES NOT SUPERSEDE, MODIFY OR AFFECT ANY REQUIREMENTS OF THE BUILDING OR ZONING REGULATIONS OF THE CITY OF RIVERSIDE.**

ZONING ADMINISTRATOR  
CITY OF RIVERSIDE

KEN GUTIERREZ  
PLANNING DIRECTOR

By: [Signature] 1/7/05  
PRINCIPAL PLANNER DATE

John A. Swiecki

LL-P04-1435

1662943-442

GENERAL ACKNOWLEDGEMENT

State of California

County of Riverside } ss

On January 7, 2005, before me Francisca Andrade  
(date) (name)

a Notary Public in and for said State, personally appeared:

John A. Swiecki  
Name(s) of Signer(s)

☒ personally known to me -OR- ☐ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Francisca Andrade  
Signature

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

- ( ) Attorney-in-fact  
( ) Corporate Officer(s)

Title \_\_\_\_\_

Title \_\_\_\_\_

- ( ) Guardian/Conservator  
( ) Individual(s)  
( ) Trustee(s)  
( ) Other

- ( ) Partner(s)  
( ) General  
( ) Limited

The party(ies) executing this document is/are representing:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**LOT LINE ADJUSTMENT  
LEGAL DESCRIPTION**

THAT PORTION OF LOT 12, OF BLOCK 51 OF THE LANDS OF THE RIVERSIDE LAND AND IRRIGATION COMPANY, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN ON BOOK 1, PAGE 70 OF MAPS, AS CONVEYED IN A "JOINT TENANCY GRANT DEED", RECORDED APRIL 26, 1962, AS INSTRUMENT NO. 38480 OF OFFICIAL RECORDS, ALSO AS SHOWN ON A RECORD OF SURVEY FILED IN BOOK 36, PAGE 75 OF RECORDS OF SURVEY, ALL IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**PARCEL "B"**

ALL OF THAT LAND CONVEYED IN SAID "JOINT TENANCY GRANT DEED", RECORDED APRIL 26, 1962, AS INSTRUMENT NO. 38480 OF OFFICIAL RECORDS;

**EXCEPTING** THE FOLLOWING DESCRIBED PARCEL OF LAND:

**BEGINNING** AT THE MOST SOUTHERLY CORNER OF SAID "JOINT TENANCY GRANT DEED", RECORDED APRIL 26, 1962, AS INSTRUMENT NO. 38480;

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THENCE LEAVING SAID SOUTHERLY BOUNDARY NORTH 33°46'00" WEST 65.00 FEET TO THE NORTHERLY BOUNDARY OF SAID DEED;

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SOUTH 33°46'00" EAST 65.00 FEET;  
SOUTH 56°01'00" WEST 154.00 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 0.270 ACRES, MORE OR LESS.

ALSO AS SHOWN ON EXHIBIT "B", ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS AND RIGHTS-OF-WAY OF RECORD, IF ANY.



PREPARED BY: THE KEITH COMPANIES  
UNDER THE DIRECTION OF:

*Kathleen S. Tetreault*

KATHLEEN S. TETREAULT P.L.S. 7297  
MY LICENSE EXPIRES 12/31/2004

December 20, 2004

JN: 14225.00.002

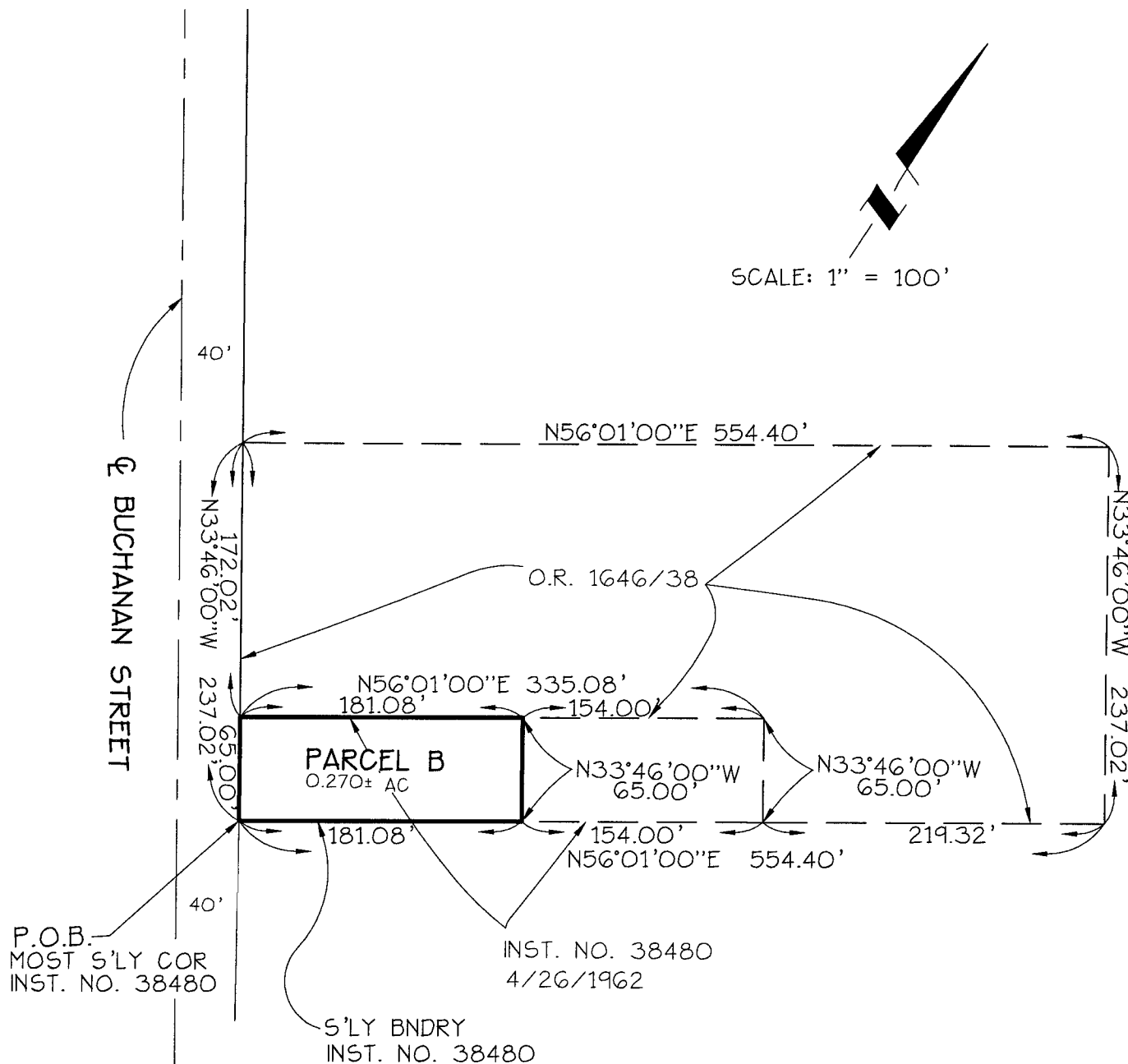
DESCRIPTION APPROVAL:

*Mark S. Brown*  
DATE 1/10/05  
MARK S. BROWN  
CITY SURVEYOR



# EXHIBIT 'B'

A PORTION OF LOT 12, BLOCK 51 OF THE LANDS OF THE RIVERSIDE LAND AND IRRIGATING COMPANY  
IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



NOTE:  
THIS EXHIBIT WAS PREPARED USING DEED  
INFORMATION, DUE TO THE INCONSISTENCIES  
BETWEEN THE DEEDS AND R.S. 36/75

THIS EXHIBIT WAS PREPARED  
BY ME OR UNDER MY DIRECTION.

*Kathleen S. Tetreault*

KATHLEEN S. TETREULT, P.L.S. 7297  
MY LICENSE EXPIRES 12/31/2004

**THE KEITH COMPANIES**  
19 TECHNOLOGY DRIVE  
IRVINE, CA 92618  
949.923.6000

93-2  
**TKC**

J.N. 14225.00.002

DATE: 12/20/2004

LL-P04-1435

RECORDER  
P.O. BOX 751  
RIVERSIDE, CA 92502-0751  
(909) 486-7000

GARY L. ORSO  
COUNTY OF RIVERSIDE  
ASSESSOR-COUNTY CLERK RECORDER

NOTARY CLARITY

UNDER THE PROVISION OF GOVERNMENT CODE 27361.7, I CERTIFY  
UNDER THE PENALTY OF PERJURY THAT THE NOTARY SEAL ON THE  
DOCUMENT TO WHICH THIS STATEMENT IS ATTACHED READS AS  
FOLLOWS:

NAME OF NOTARY: Francisca Andrade

COMMISSION #: 1416252

PLACE OF EXECUTION: Riverside

DATE COMMISSION EXPIRES: 5-6-07

DATE: 2-3-05

SIGNATURE: V. Elizalde

PRINT NAME: V. Elizalde



Recording requested by:

RECORDING REQUESTED BY  
FIRST-AMERICAN TITLE COMPANY  
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Project: P04-1435 Parcel B  
APN: 135-230-002  
Address: 3595 Buchanan

LL-P04-1435

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ZONING ADMINISTRATOR  
CITY OF RIVERSIDE

KEN GUTIERREZ  
PLANNING DIRECTOR

By: John A. Swiecki 1/7/05  
PRINCIPAL PLANNER DATE  
John A. Swiecki

1662943-112

GENERAL ACKNOWLEDGEMENT

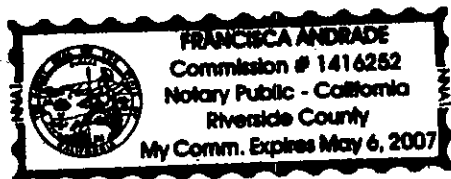
State of California }  
County of Riverside } ss

On January 7, 2005, before me Francisca Andrade  
(date) (name)

a Notary Public in and for said State, personally appeared:

John A. Swiecki  
Name(s) of Signer(s)

☒ personally known to me -OR- ☐ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Francisca Andrade  
Signature

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

- ( ) Attorney-in-fact  
( ) Corporate Officer(s)

Title \_\_\_\_\_

Title \_\_\_\_\_

- ( ) Guardian/Conservator  
( ) Individual(s)  
( ) Trustee(s)  
( ) Other \_\_\_\_\_

- ( ) Partner(s)  
( ) General  
( ) Limited

The party(ies) executing this document is/are representing:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

# EXHIBIT "A"

## LOT LINE ADJUSTMENT LEGAL DESCRIPTION

THAT PORTION OF LOT 12, OF BLOCK 51 OF THE LANDS OF THE RIVERSIDE LAND AND IRRIGATION COMPANY, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN ON BOOK 1, PAGE 70 OF MAPS, AS CONVEYED IN A "JOINT TENANCY GRANT DEED", RECORDED APRIL 26, 1962, AS INSTRUMENT NO. 38480 OF OFFICIAL RECORDS, ALSO AS SHOWN ON A RECORD OF SURVEY FILED IN BOOK 36, PAGE 75 OF RECORDS OF SURVEY, ALL IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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PREPARED BY: THE KEITH COMPANIES  
UNDER THE DIRECTION OF:

A handwritten signature in cursive script, appearing to read "Kathleen S. Tetreault".

KATHLEEN S. TETREAULT P.L.S. 7297  
MY LICENSE EXPIRES 12/31/2004

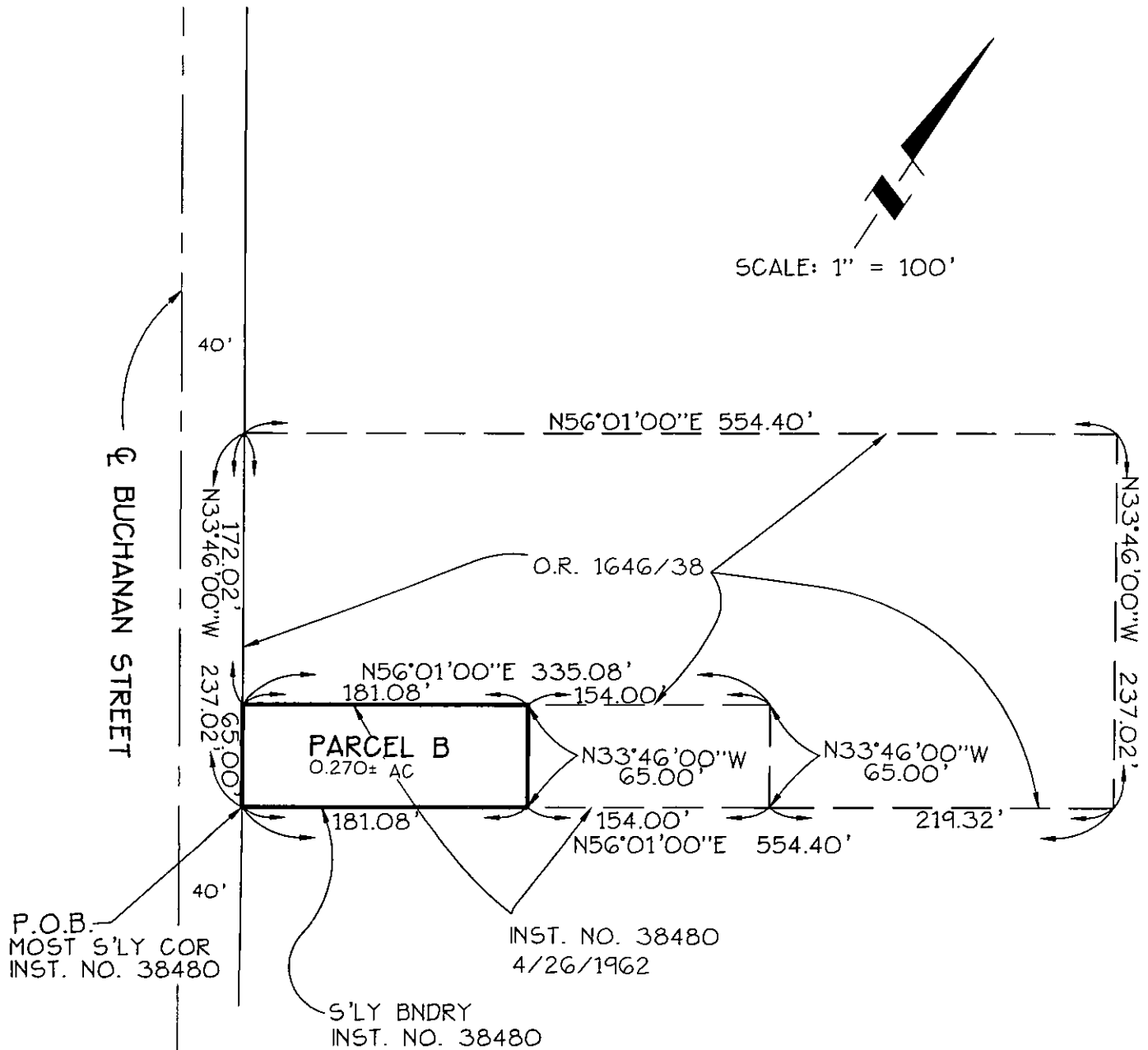
December 20, 2004  
JN: 14225.00.002

DESCRIPTION APPROVAL:

A handwritten signature in cursive script, appearing to read "Mark S. Brown".  
DATE 1/10/05  
MARK S. BROWN  
CITY SURVEYOR

# EXHIBIT 'B'

A PORTION OF LOT 12, BLOCK 51 OF THE LANDS OF THE RIVERSIDE LAND AND IRRIGATING COMPANY  
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## NOTE:

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THIS EXHIBIT WAS PREPARED  
BY ME OR UNDER MY DIRECTION.

*Kathleen S. Tetreault*

KATHLEEN S. TETREAULT, P.L.S. 7297

MY LICENSE EXPIRES 12/31/2004

## THE KEITH COMPANIES

19 TECHNOLOGY DRIVE

IRVINE, CA 92618

949.923.6000

93-2

**TKC**

J.N. 14225.00.002

DATE: 12/20/2004

LL-P04-1435

RECORDER  
P.O. BOX 751  
RIVERSIDE, CA 92502-0751  
(909) 486-7000

GARY L. ORSO  
COUNTY OF RIVERSIDE  
ASSESSOR-COUNTY CLERK RECORDER

NOTARY CLARITY

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UNDER THE PENALTY OF PERJURY THAT THE NOTARY SEAL ON THE  
DOCUMENT TO WHICH THIS STATEMENT IS ATTACHED READS AS  
FOLLOWS:

NAME OF NOTARY: Francisca Andrade

COMMISSION #: 1416252

PLACE OF EXECUTION: Riverside

DATE COMMISSION EXPIRES: 5-6-07

DATE: 2-3-05

SIGNATURE: V. Elizalde

PRINT NAME: V. Elizalde